







3



1



1

- Semi Detached Home
- Available Now Part Furnished
- Front and Rear Gardens
- Viewing Recommended
- Three Bedrooms
- Part Furnished
- Council Tax Band \*B\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/4vp-ic4sFCg> \*\***

This beautifully presented, three-bedroom semi-detached property is positioned on the desirable Amberley Gardens, Cochrane Park in Heaton. Available now and part furnished.

The property is close to many local amenities including, schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities being offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor: - entrance hall, bright and airy lounge with open plan stairs, bay window and a wood burning stove, a fantastic kitchen dining room with feature fire place, fitted wall and floor units integrated oven and hob and breakfast bar, and there is also storage with access to the rear. To the first floor, there are three good-sized bedrooms and a three-piece family bathroom WC. The property also benefits from double glazing, and gas central heating.

Externally, to the front, there is a garden and driveway providing off street parking and there is also a garden to the rear.

We anticipate an extremely high level of viewings which will appeal to a variety of buyers. To arrange a viewing or for more information please call 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

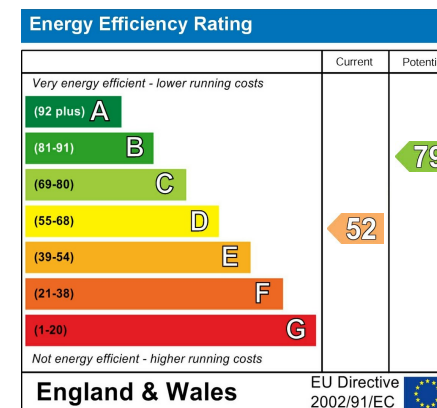
Council Tax band \*B\*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterstates.com](http://www.janforsterstates.com)

**Gosforth**

**0191 236 2070**

**High Heaton**

**0191 270 1122**

**Tynemouth**

**0191 257 2000**

**Property Management Centre**

**0191 236 2680**

